



Do Not Scale

DESIGN REVIEW			
Design review by:	**	Checked by:	**
Residual hazards:			

Health, Safety & Environmental Notes

NOTES

General Notes

Architectural Site Plan
Acanthus WSM
4035.20.1000.P19 - Site Layout

Existing Topographical Survey
Blue Hill topo survey 3D

- All Coordinates relate to Topographical survey coordination
- All Dimension in mm unless notified otherwise
- All Levels in mAOD in relation to Topographical survey coordination unless notified otherwise

Residential External Works

We believe the proposed gradients meet the guidance set out in Building Regulations Part M. If the client's or DDA Consultant's requirements are more onerous Adept should be informed so alterations can be made to comply with their requirements.

Typical Gradients used:-

	Ideal	Steepest	Flattest
Paths/Patios	1/21-1/60	1/12	1/80
Car Parking/Driveways	1/21-1/60	1/12	1/80
Gardens/Landscaping	>1/21	1/10	N/A

All levels around dwellings have been designed with level access to all elevations unless noted with overbuild which is measured from FFL to proposed external levels. Facing brick work will need to be extended down in overbuild areas to ensure engineering bricks or blocks are not visible.

Levels fall away from the dwellings

Retaining Wall Types:
 FOE = Flag on Edge (0-600mm)
 GB = Gravel Board (0-600mm)
 GAB = Gabion Wall (>600mm*)
 RW = Brick Retaining Wall (450-1500mm*)
 RC = Reinforced Concrete Wall (>1000mm*)

* heights shown are typical and certain wall types may not be suitable due to location, loading and ground conditions & Boundary Treatment type

Date	Description	By	Chk	Rev
15.04.25	Drawing Title Updated	OCB	TT	C2
03.02.25	Wall heights updated following updated level information	OCB	TT	C1
13.12.24	Proposed levels added to driveways.	BHB	OCB	P17
27.03.24	Banking gradient to existing levels changed to 1 in 3. Wall type around pump station, between plot 24/25 changed & between plot 28/29 changed and Gabion basket changed to gravel board at plot 32	OCB	TT	P16
06.12.23	Levels added to drawing above attenuation tank, Gabion Boards removed from gabion baskets and Gabion Basket extents extended down plot 14's gable	OCB	TT	P15
27.10.23	Drawing updated following comments from client	OCB	AL	P14
29.09.23	Levels updated due to plots 1-12 moving	OCB	AL	P13
05.09.23	Wall type along plot 1-12 updated Redi-Rock Wall extent amended	OCB	RP	P12
01.09.23	Drawing updated to suit new Redi-Rock design. For previous revision notes see previous drawing revisions	OCB	AL	P11

ADEPT

CIVIL AND STRUCTURAL CONSULTING ENGINEERS

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Project: **Blue Hills Farm, Birkenshaw**

Title: **External Levels Sheet 1 (Phase 1)**

Client: **Vistry Partnerships**

Scale	Initial author	Initial checker	Approver	Initial Date
1:250	RLP	JS	RP	Jun 22

Status	Purpose	Adopt Ref
A	Construction	09.21011

Project Number	Originator	Volume	Level	Type	Role	Orig. No.	Rev.
09.21011-ACE-00-ZZ-DR-C-3200							C2